

**TRANSFER
TAX
PAID**

WARRANTY DEED
Statutory Short Form

63-99
#04533

We, **TEDD C. FISHER** and **JOYCE A. FISHER** of 25 Central Avenue, Waterville, ME 04901, for consideration paid, grant and convey to **DEVIN D. ROSSIGNOL** of 36 Third Street, Bangor, ME 04401, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the easterly line of Central Avenue and sixty (60) feet northerly of the intersection of the easterly line of Central Avenue and northerly line of Walnut Street; thence northerly along the easterly line of Central Avenue a distance of fifty-eight (58) feet to an iron pin set in the ground; thence westerly and at right angles to Central Avenue a distance of one hundred twenty (120) feet to an iron pin set in the ground; thence southerly and at right angles to last described line a distance of fifty-eight (58) feet to an iron pin in the ground; thence westerly at right angles a distance of one hundred twenty (120) feet to the point begun at.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over two-family occupancy, together with a private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty-five (25) feet from the line of the street that the dwelling faces; provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space.

No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than seventy-five hundred and 00/100 dollars (\$7,500.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed to Tedd C. Fisher and Joyce A. Fisher by Warranty Deed from Tedd C. Fisher dated April 2, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5914, Page 203.

WITNESS our hands and seals this 27th day of August, 2004.

Signed, Sealed and Delivered
in the presence of:

William P. Subord

Tedd Fisher
Tedd C. Fisher

William P. Subord

Joyce Fisher
Joyce A. Fisher

② Hopkins, Abundance

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 27, 2004

Then personally appeared the above named Tedd C. Fisher and Joyce A. Fisher
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
Notary Public
Print WILLIAM P. DUBORD
Name: Attorney At Law
Notary Public
My Commission Expires 6/26/2008

SEAL

Received Kennebec SS.
09/02/2004 2:31PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS